

# PLANNED AREA DEVELOPMENT OVERLAY FOR MCINTYRE, DONOHUE, & JONES PLACE

A REPLAT OF A PART OF TRACT 8 OF STATE PLAT NO. 4, AS RECORDED IN BOOK 8  
OF MAPS, ON PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING A  
PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH RANGE 4 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## OWNER/DEVELOPER

MARK MCINTYRE  
207 E. MINTON DRIVE  
TEMPE, ARIZONA 85282  
PHONE: (480) 503-1354  
FAX: (480) 503-1356

## STATEMENT OF OWNER

WE HAVE REVIEWED THIS PLAN AND APPROVED THE  
DEVELOPMENT AS SHOWN.

SIGNED THIS 19 DAY OF July, 2006  
BY: Mark McIntyre  
OWNER

## GENERAL NOTE

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF TEMPE WATER  
SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED  
WATER SUPPLY.

## ACKNOWLEDGEMENT

STATE OF ARIZONA, COUNTY OF MARICOPA,  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 19 DAY OF July, 2006

BY: Mark McIntyre

AS:

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY  
HAND AND OFFICIAL SEAL

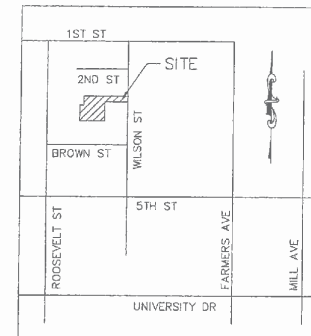
NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES: \_\_\_\_\_



## CONDITIONS OF APPROVAL:SPD-2005.44

- The Public Works Department shall approve all roadway, alley and utility easement dedications, driveways, stormwater retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements, including:
  - Off-site improvements to bring roadways to current standards include:
    - Water lines and fire hydrants
    - Sewer lines
    - Storm drains
    - Roadway improvements including streetlights, curb, gutter, bike path, sidewalk, bus shelter, and related amenities.
  - Fees to be paid with the development of this project include:
    - Water and sewer development fees.
    - Water and/or sewer participation charges.
    - Inspection and testing fees.
  - All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
  - All street dedications shall be made within six (6) months of Council approval.
  - Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with the Code of the City of Tempe - Section 25.120
- The developer/owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
- A building permit shall be obtained and substantial construction commenced on or before July 21, 2007, or the zoning shall revert to that in place at the time of application, subject to a public hearing.
- The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
- The Subdivision Plat shall be recorded prior to the issuance of permits.
- The Subdivision Plat be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before July 21, 2006. Failure to record the plan within one year of Council approval shall make the plan null and void.
- Design Review Board shall approve the site plan, all building elevations, landscape plan prior to City Council approval.



LOCATION MAP

NTS

## APPROVAL

BY: [Signature] DATE 7/19/06  
DEVELOPMENT SERVICES



DS040532

SPD-2005.44

REC05035

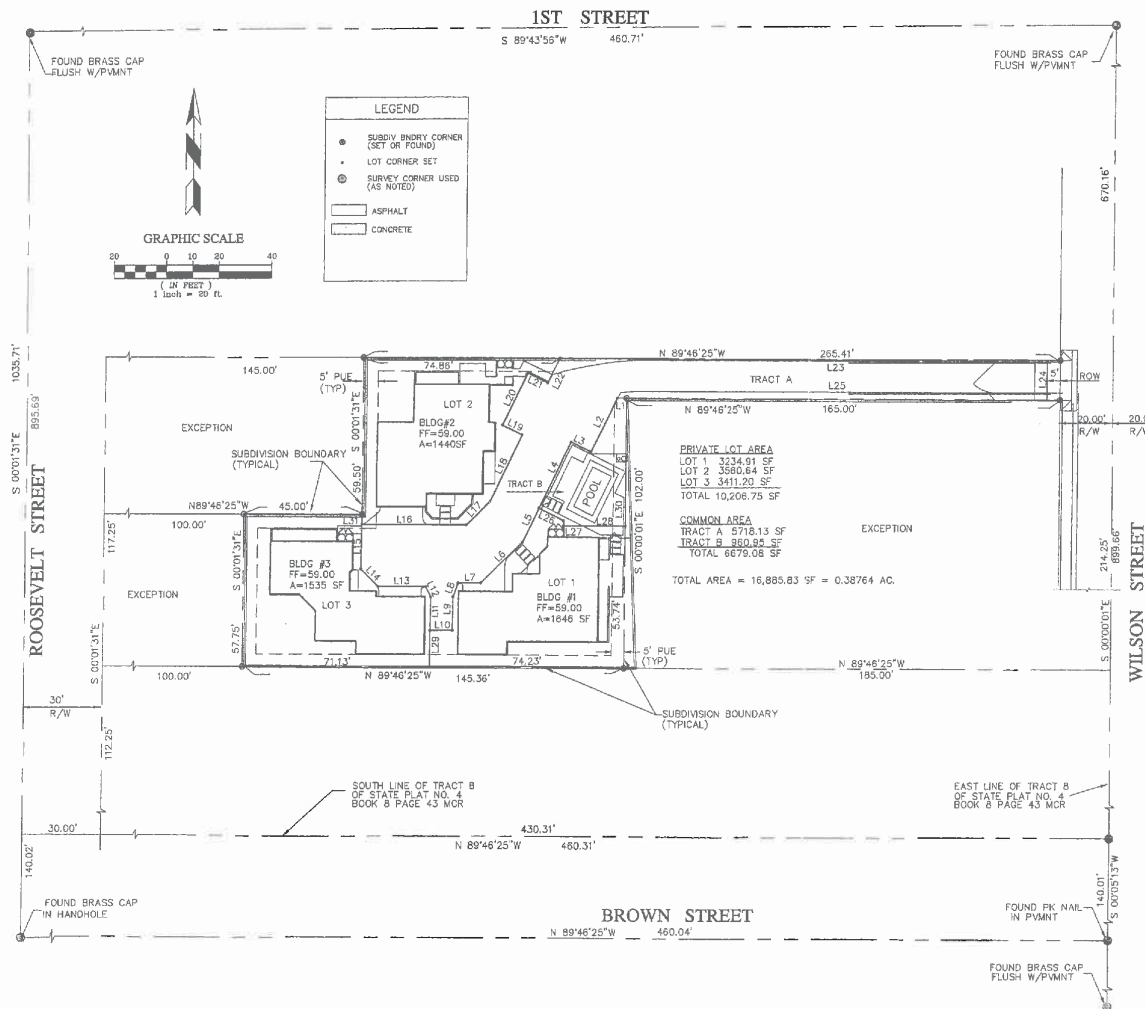
SHEET 1 OF 2

REC05035

SPD-2005.44

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# PLANNED AREA DEVELOPMENT OVERLAY OF MCINTYRE, DONOHOE, & JONES PLACE

## DEVELOPMENT STANDARDS

ITEM	EXIST ZONING	PROPOSED
	R-3	R-1/PAD
DENSITY (DU/ACRE)	20	10
MIN LOT AREA PER DU (SF)	2,180	2,180
BLDG HEIGHT MAX (FT)	30	30
MAX LOT COVERAGE (% OF NET SITE)	50%	40%
MIN LANDSCAPE AREA (% OF NET SITE)	25%	25%
<b>BLDG SETBACKS (FT)</b>		
FRONT		
BLDG WALLS (RESIDENCES)	20	1
SIDE		
BLDG WALLS (RESIDENCES)	10	1
CARAGE		
REAR		
BLDG WALLS (RESIDENCES)	15	10
CARAGE	15	5

## DEVELOPMENT AS DESIGNED

LAND USE: SINGLE FAMILY RESIDENTIAL  
GROSS & NET AREA: 0.3876 ACRES  
GROSS & NET DENSITY: 7.74 D.U./AC.  
BLDG. CONSTRUCTION TYPE: V-N  
BLDG. COVERAGE OF SITE = 27.4%  
BLDG. FIRE PROTECTION: SPRINKLERED  
CLOSEST FIRE HYD. ON WILSON ST  
OFF STREET PARKING: 7 SPACES

LINE	LENGTH	BEARING
L1	3.54	N89°43'23"W
L2	22.52	S25°46'51"W
L3	8.50	N64°13'09"W
L4	27.68	S25°46'51"W
L5	14.11	S25°46'51"W
L6	22.15	S45°49'31"W
L7	8.66	N89°46'25"W
L8	5.75	S19°19'29"W
L9	12.27	S00°13'31"E
L10	8.50	N89°46'25"W
L11	12.62	N00°13'31"E
L12	4.36	N26°58'11"W
L13	18.05	N89°46'25"W
L14	9.31	N44°44'29"W
L15	16.89	N00°55'13"E
L16	39.74	S89°46'25"E
L17	12.34	N45°45'31"E
L18	28.00	N25°46'51"E
L19	8.50	N64°13'09"W
L20	22.00	N25°46'51"E
L21	8.50	S64°13'09"E
L22	10.49	N25°46'51"E
L23	185.56	S89°46'23"E
L24	15.25	S00°00'01"E
L25	165.00	N89°46'25"W
L26	19.52	S64°13'09"E
L27	2.04	S00°13'31"W
L28	23.39	S89°46'25"E
L29	14.66	N00°13'31"E
L30	48.26	N00°00'01"W
L31	3.71	N00°55'13"E

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SHEET 2 OF 2



BRADY & AUERICH & ASSOCIATES, INC.  
CIVIL ENGINEERING & LAND SURVEYING  
1000 E. Camelback Road  
Tempe, Arizona 85283  
Phone (480) 938-4000 Fax (480) 345-6259  
DENNIS H. BRADY P.E. ROBERT N. HERDMAN P.E.  
CHRISTOPHER E. AUERICH P.L.S.  
DATE 7/11/08  
SCALE 1"=20'  
DRAWN BY: RHN  
CHECKED BY: RHN  
JOB NO. 030404

REC05035

SPD-2005.44

DS040532

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